

ORDINANCE NO. 30

STORAGE SHEDS AND GARAGES IN MOBILE HOME PARKS

1.1 AUTHORITY: These regulations are adopted under the authority granted by Wisconsin statutes Chapter section 60.61, 60.62 and 62.23.

1.2 PURPOSE: The purpose of this ordinance is to promote the health, safety, welfare and aesthetics of the community.

1.3 SCOPE: The scope of this ordinance is to regulate construction and maintenance of storage sheds and garages in mobile home parks.

1.4 ADOPTION: The Town of Greenfield has by adoption of this ordinance confirmed it's specific statutory authority to regulate, control size, quantity and standards for construction for storage sheds and garages.

1.5 PERMITS AND FEES:

- a. Permits and fees will be determined by resolution.
- b. Penalties and Forfeitures of \$5.00 for each day of noncompliance per structure.

1.6 MINIMUM REQUIREMENTS AND SPECIFICATIONS:

a. Storage sheds are limited to 1 unit only per home with maximum size of 10' x 12' x 8' high. Storage sheds in existence on the date this ordinance becomes effective on existing sites are allowed a maximum of two units until current owner vacates or building inspector condemns or variance is granted.

b. Sheds must be maintained and in good condition to include a level building and equipped with a latched wood door lack.

c. Sheds to have floors of 4" concrete, rock, wood or metal and must be elevated so water does not stand.

d. Roof must be peaked two ways and not higher than roof of home.

e. Sheds must not be connected to the home in any way.

f. Finishes: Sheds buildings must be maintained with coated exterior surfaces using wood, metal or vinyl siding. Color to be earth tone or brown, gray, yellow, green or white. No plain galvanized metal allowed on walls. Roof to be colored metal or shingles.

1.7 GARAGES AND CAR PORTS: Require a permit from the building inspector and fees paid before construction. The park operator must also give permission to construct these structures on leased lots. Structures must be constructed to meet codes and snow loads.

1.8 REMOVAL: Sheds and garages that do not meet the ordinance under 1.6 shall be ordered removed or repaired. The Township building inspector shall approve or condemn structures with a review and notice. Units must be removed or repaired within 30 days of notice or penalty listed in 1.5b will be enforced on the Owner of the shed or garage. The Park owner will be liable for penalties of the

shed owner if not paid or corrected by shed owner. If the shed is ordered to be repaired or removed and action is not taken within 60 days the town will hire labor to remove and bill cost to the court owner.

1.9 PARKING: Parking is not allowed on town roadways and vehicles will in violation of this ordinance if left over night in the same location. Refer ordinance # 24. Court owners to provide off street parking for residences, and allow full access for emergency vehicles.

2.0 OUTSIDE STORAGE: No outside storage of unlicensed vehicles, mowers, trash, junk or salvage is allowed.

2.1 EFFECTIVE DATE: This ordinance shall be effective 10/10/2007, and upon passage and publication as provided by law.

Dated October 10, 2007

Signed

Kenneth Hess

Clerk, Town of Greenfield